

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

1. Contents

- Item 1 – Contents
- Item 2 – Purpose & Reason
- Item 3 – Recommendations
- Item 4 – RoSPA Information
 - Item 4.1 – Selecting a suitable skateboarding site
 - Item 4.2 – Prevention of skateboarding accidents and litigation management
- Item 5 – Feasibility Scope of Works
 - Item 5.1 – Brief
 - Item 5.2 – List of sites to be Assessed
 - Item 5.3 – Greenspace & Population Analysis
 - Item 5.3.1 – CSN Parish Profile
 - Item 5.3.2 – SBC Open Space Audit Information
 - Item 5.4 – Individual site Assessment
 - Item 5.5 – Consultation (Survey Monkey)
 - Item 5.6 – Partner Organisation Responses
 - Item 5.6.1 – SBC Planning
 - Item 5.6.2 – South Western Ambulance Service
 - Item 5.6.3 – Dorset & Wiltshire Fire & Rescue Service
 - Item 5.6.4 – Responses from other Parish Councils
 - Item 5.7 – Other Considerations
 - Item 5.7.1 – Seven Capital Request for Hardstanding.
 - Item 5.7.2 – Youth Investment Fund
 - Item 5.7.3 – Alternative Location
- Item 6 – Appendices
 - Item 6.1 – Survey Monkey Summary Response Data
 - Item 6.2 – Consultation Supporting Information – Cllr Will Stone
 - Item 6.3 – SBC Planning Supporting Information

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Author:	CSNPC Estates Manager – Andrew Briggs
Wards Affected:	All CSNPC Wards
CSNPC Values:	Provide a high standard of services and facilities & Protect and improve our environment

2. Purpose and Reason

- 1.1 Following agreement between CSNPC and Seven Capital for the relocation of the skatepark located at the Oasis site. This document has been compiled as a feasibility study on a number of identified locations (Item 5.2), as to provide Councillors with the necessary information to make an informed decision on how to proceed.
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3. Recommendations

Members are recommended to:

- 2.1 Consider the findings within the report.
 - 2.2 Note the requirement for Planning Permission on land not leased or owned by CSNPC.
 - 2.3 Note the requirement for a Flood Risk Assessment at both Medlar Court & Mannington Recreation sites.
 - 2.4 Note that the YIF (5.7.2) is no longer an available option, due to being over subscribed.
 - 2.5 Consider the Overall Ranking scores for each site.
 - 2.5 Consider the need for financial resource (up to £30k) to install hard standing surface on any site that doesn't have the existing infrastructure in place.
 - 2.6 Consider the alternative location, as detailed in item 5.7.3.
 - 2.7 Consider instruction of external contractor to conduct decibel (noise) testing at preferred location (Circa £1k).
 - 2.8 Consider ancillary costs for things such as appropriate signage, bins and benches (Circa £3k).
 - 2.9 Present Committee recommendation to Sept Full Council for final decision.
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Further information on the subject of this report can be obtained from Andrew Briggs on Direct Dial No. 07900782215 or Email: Estates@centralswindonnorth-pc.gov.uk

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

4. RoSPA Information:

Item 4.1 - Selecting a suitable skateboarding site

When selecting a site the following should be considered:

- *Before anything else consult: neighbours and potential users*
- *The area should be clearly separated (by barriers, fencing etc.) from any traditional play equipment*
- *It should be of sufficient size for the facility and any associated landscaping*
- *It should be easily accessible to users by bicycle, foot, and public transport (if there is any)*
- *It should be separated from adjacent housing or a buffer zone provided to reduce problems of noise. (Consult supplier on this). Noise levels at surrounding properties should not exceed 55 decibels.*
- *It should not be near trees (leaves of the surface can be hazardous)*
- *It should clearly be identified as "their space" for users. Adjacent seating is recommended and ideally there should be toilets nearby.*
- *It is essential that there is good access for emergency vehicles.*
- *You may need suitable road signage and possibly crossing facilities*
- *Hard surface access is desirable*
- *Try to orientate the equipment so that users are not dazzled by low sun in the spring and autumn*
- *If lighting is provided there should be some control on timing to prevent a nuisance to local residents.*

Users should be encouraged to police and help train new users, discourage irresponsible users, and inappropriate use or vandalism.

Item 4.2 - Prevention of skateboarding accidents and litigation management

Some guidance to assist operators

You are only liable for damages, under UK law, if you are negligent. If you take all recommended steps it is unlikely that you will be deemed negligent and therefore if litigation occurs, you are unlikely to have damages awarded against you.

There is a publicly available specification BS EN 14974:2006, issued by BSI which covers skateboarding facilities (Superseded by specification BS EN 14974:2019).

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

RoSPA recommend the following action:

- *site the facility so that it is overlooked (this gives some informal supervision) and is away from overhanging trees etc.*
- *make sure that there is good access for emergency vehicles.*
- *inform your insurance company*
- *ensure that correct signs are displayed (see BS EN 14974:2006 for an example)*
- *ensure that all equipment is built and installed to BS EN 14974:2006*
- *obtain a post installation inspection from a suitably qualified body such as RoSPA to ensure that all safety standards are met. (Your insurance company may well insist on this in any case)*
- *inspect your site as regularly as you can. Even in a small parish this should be a minimum of once a week.*
- *obtain an independent annual inspection of the site. RoSPA can undertake this inspection at the same time as it is inspecting play areas.*
- *document all inspections and keep records for as long as possible. (RoSPA recommended a minimum of 15 years)*
- *undertake all repairs/maintenance problems as soon as is practical.*

In addition you can take the following precautions with regard to users:

- *encourage the wearing of correct "gear". Research has indicated that kids tend to wear helmets, or fail to wear them in groups. If one child is wearing a helmet there is a 85% chance that the next child will wear one. If the first child is not wearing a helmet there is only a 3% chance that the second child will.*
- *wearing of wrist protection will greatly reduce accidents and may be perceived as "more cool"*
- *on new sites encourage the more experienced skateboarders to show the less experienced ones how to fall.*

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

5. Feasibility Scope of Works

Item 5.1 – Brief

1. Greenspace & Population Analysis

- Each identified site will be reviewed against the most recent Open Space Audit.
- What is the existing use of the site?
- Will there be loss of green space? What impact would this have?
- Population density and demographic, i.e. does the location serve an older demographic that may not have use for skate facilities or is there a high population of children and teenagers?

2. Individual Site Assessment

- Each site will have unique topography, drainage and level of accessibility for construction (e.g. can large vehicles access the area to deliver and construct, what are ground conditions like?).
- Stormwater management will need to be assessed.
- What are the lines of site / visibility? does the location create seclusion or isolation?
- Does the intended equipment fit within the identified site? how would the layout work?
- Does it impact any other activity currently taking place.
- What is the noise impact implications?
- Is there existing hard standing to accommodate or would there be the requirement to install a base to provide functionality?
- Assessed on their proximity to local transport routes, safe routes for walkers, bikers, skaters to reach the park. are there bus stops on route?
- Is there emergency service access?
- Are there existing facilities nearby:
 - Is there parking?
 - Are there toilet facilities , benches or litter bins?
 - Are there other recreational facilities, if so, what?
- Is the area lit? is there street lighting or other? Action sports, such as skateboarding present higher risk of injury. Therefore the surrounding landscape will need to be assessed for risk (is the landscape undulating, is there a watercourse nearby, or obstacles in proximity that may increase the risk of harm).
- CPTED (Crime Prevention Through Environmental Design) – have partner organisations been contacted, does the location already receive high levels of antisocial behaviour? what is the risk of elevated antisocial behaviour with a skate park?
 - Will there be a need for CCTV or increased security such as fencing?

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

3. Consultation

- What is interest / views among local people to justify building a skatepark in this location? (residential surveys).
- Comments / views of Ward Members.
- What are the views of the wider public? Has there been support within the BMX & Skate communities?

4. Competitive Landscape of Nearby Public & Private Skateparks

- What other skate facilities or equivalent are in proximity to the identified location?
- Does the location provide the opportunity to create a community network to other facilities?

5. Planning conditions:

- What are the planning conditions?
- Does the location meet any or all of the planning conditions for building a skate park?
- What is the likelihood this location would be successful in its planning application submission?

Item 5.2 – List of sites to be assessed

- 1) Hillary Close Bowls Club, Penhill
- 2) Back of Tree Courts (Medlar), Pinehurst.
- 3) Moredon Sports Hub (when built).
- 4) Ferndale Recreation.
- 5) Mannington Recreation Car Park.

Item 5.3 – Greenspace & Population Analysis

Item 5.3.1 – CSN Parish Profile (extracted from Parish Profile)

Population

- Central North Parish is made up of Penhill, Gorse Hill, Pinehurst, Rodbourne, Ferndale, Rodbourne Cheney and Moredon Wards.
- The most recent population estimates from the Office of National Statistics estimate that Swindon's population has grown to 221,996 residents.
- The number of residents living in the Central North Wards is estimated to be 34,611, or about 16% of Swindon's total population. Making it the second largest Parish in Swindon.

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Age and Gender

- There are roughly equal numbers of men and women in most age groups, however there are greater numbers of women over 65.
- Adults of working age (16-64 years) make up the majority of the parish, around 64% of the total number of residents.
- Defining young people as 0-25 years, then young people make up nearly a quarter of the population of Central North parish (24.75%).

Deprivation

- Penhill and Gorse Hill/Pinehurst are 2nd and 3rd most deprived areas out of 20 in Swindon. (So income, employment, skills/training, health, crime, barriers to housing/services and living environment are poor)

High Social Housing

- CSNP has 1/3 of social housing in Swindon, equating to a high numbers residents on benefits and low incomes

Low Educational Attainment

- Penhill and Gorse Hill/Pinehurst have high literacy needs (in top 20% nationally) and Rodbourne Cheney (top 30%)
- Swindon has lower GCSE pass rates (54.3%) compared to national average (56.6%). However Penhill, Gorse Hill/Pinehurst and Rodbourne Cheney are lower still.

Anti- social behaviour/Crime

- While Swindon crime severity rates are lower than the national average, the crime figures for the area would suggest that drug offences , possession of weapons and cyber crime are of concern.

Health

- CSN residents have shorter life expectancy.
- Nearly 1/3 of reception children in Penhill & Gorse Hill/Pinehurst are overweight, and by year 6 this has figure has risen further.
- Mental health among young people - Self harm among 15-24 year olds is high
- Disability/Long term Health conditions – about 1/5 of the over 65's in Penhill and Gorse Hill/Pinehurst have more than three long term health conditions.
- Lower than average physical activity levels (Barriers include confidence, not knowing where to go, cost, lack of time and appropriate opportunity.)

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Child Health

- Obesity is linked to a number of health conditions, and studies have shown that the likelihood of overweight children remaining overweight into adulthood increases with age.
- The most recent data from the 'National Child Measurement Programme' shows that although the number of children in reception with excess weight in Swindon is similar to England (both 22.4%, taken as an average over three years), this number varies by wards.

Gorse Hill and Pinehurst and Penhill rank as having the highest number of Reception age children with excess weight, in both cases nearly a third.

Similarly for children in Year 6, while Swindon averages at 33.8% of children having excess weight by year 6, the figures are higher across all wards in Central North parish: Gorse Hill and Pinehurst 39.3%, Penhill (and upper Stratton) 36.2%, and Rodbourne Cheney 34.3%.

Disability and Long Term Conditions

- The majority of Swindon and Central North residents are middle-aged. These people will inevitably move into older age. Older people and less affluent people tend to report higher levels of disability and impairment. People of ethnic minority tend to report lower levels of impairment probably because these groups are younger on average than non-BME groups.
- Disability data from a national survey suggest a prevalence of 18% in the adult population, though primary care data suggests higher figures may be more realistic. Measures from the Swindon 2011 census indicate around 15.4% were 'limited in daily activities' while 16.6% were in 'less than good health'.

Figures suggest that one third of people living with LTCs are living in a state of multi-morbidity i.e. they have more than one long-term condition.

By ward, in Penhill and Upper Stratton, and Gorse Hill and Pinehurst Wards, 20% of people aged 65+ are living with three or more LTCs, and 21% in Rodbourne Cheney.

Item 5.3.2 – SBC Open Space Audit information

Definition:

The National Planning Policy Framework (2012) defines open space as any land or water of public value which offer important opportunities for sport and recreation and can act as a visual amenity.

Swindon Borough published a Green Infrastructure (GI) Strategy for consultation in 2009 with a revised draft for consultation in March 2011.

GI consists of strategic networks of accessible, multifunctional sites (including parks, woodland, informal open spaces, nature reserves and Open Space Audit and

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Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Assessment Update. These contribute to people's wellbeing, and together comprise a coherent managed resource responsive to evolving conditions.

The GI Strategy's vision is that Swindon will sit at the heart of a far reaching network of interconnected and multifunctional green spaces.

The GI Strategy highlighted that there is considerable variation in the quality of recreational open spaces across Swindon Borough. High standards of design, construction and on-going management need to be maintained to ensure GI remains fit for purpose and poor quality does not undermine the benefits it seeks to promote.

Data compiled from SBC Ward Information - Open Space Audit 2014

Summary of Quantity Assessment

Location	General Recreation	Playspaces
Penhill	Over	Under
Rodbourne Cheney	Over	Under
Pinehurst	Over	Under
Mannington	Over	Under

Summary of Quality Assessment

Location	General Recreation	Playspaces
Penhill	Average	Average
Rodbourne Cheney	Average	Average
Pinehurst	Average	Average
Mannington	Average	Average

Summary of Accessibility Assessment

Location	General Recreation	Playspaces
Penhill	Good	Average
Rodbourne Cheney	Good	Poor
Pinehurst	Good	Poor
Mannington	Good	Average

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Item 5.4 – Individual site Assessment

a. Hillary Close

The proposed site is at the end of a residential cul-de-sac, located on the edge of a public park that leads on to a large open space. There are several existing play facilities, a Muga, Tennis Court and an outdoor gym in close proximity.

Previous use as a bowls club means the ground is currently laid to turf. The surface is flat and measures an approx. 14,500 sqft' of available space.

Full or partial hardstanding would be required on the Bowls club lawn itself.

The site is enclosed by established hedgerows and trees, with a 2.5m high steel fence surrounding all sides. Due to this, there is an element of natural & self made seclusion.

There are existing flow channels installed to assist with drainage, these channels flow out towards the playing fields.

The closest residential dwelling is approx. 50m away.

Low light spill from residential dwellings and there are dwarf lighting columns located along Hilary Close.

The closest watercourse is approx. 200m away, with no direct impact on the proposed site.

This location is in flood **zone 1**

Land within flood zone 1 has a low probability of flooding from rivers and the sea. Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

Site can be accessed via car, foot or cycle.

Penhill Drive is approx. 170m walk to an available bus route.

There is onsite parking available and then future opportunity to revamp the derelict building to provide toilet facilities.

At the time of the report there are 2 x bins located within the area of Seven Fields. At the time of the report there are 0 benches located within the area (1 pending).

There does not appear to be any obvious constraints to construction within this area. vehicles can gain access from both Crossways Ave, Hillary Close or Inglesham Rd.

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

There is sufficient access for emergency services via Hillary close or Inglesham Rd.

Crime data for Penhill. Months – Jan - June 2023 (6 month period)

Assaults – includes assaults on emergency workers, common assault, ABH, GBH and attempt murder

128 , (55 of which were domestic related). Unable to say whether offences were in public or private

Criminal damage reports

31 – again unable to say whether offences were in public or private

Drug Offences

11

ASB Reports

26

Pros: CSNPC leased land. Therefore, reduced need for planning permission under permitted development.

Potential to be included as part of a rejuvenation project of dilapidated bowls area and further enhancements to Seven Fields and Penhill Park.

Strong local support received via survey.

Cons: Close proximity to neighbouring dwellings. Requirement for decibel testing.

Possible increased risk of ASB due to crime figures.

Hard standing would be required.

OVERALL RANKING - 1

b. Ferndale Rec Ground

The proposed site is a large flat open space, that lies between a Dual Carriage Way (GWW) and residential housing. It is bordered by a large hedgerow, with interwoven chain fence (damaged in places), and defined by the footpath / cycle path that extends to the whole stretch of area. There are existing play area facilities in close proximity.

The ground is flat and is laid to grass.

Drainage unknown. However, area is prone to boggy conditions during winter months.

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

There are no watercourses in proximity.

This location is in flood **zone 1**

Land within flood zone 1 has a low probability of flooding from rivers and the sea. Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

Hardstanding would be required, and the area would be accessed via walking across grassed section, unless an adjoining path was installed (further cost).

The footpath is lined with lighting columns that would provide a source of visibility during the evenings.

There are a number of tree coppices within the vicinity of the location. However, visibility and lines of sight are generally good.

Over 20,000 sqft' of available open space.

The closest residential dwelling is approx. 90m away.

The dual carriageway is approx. 50m away (behind fence and hedge).

Site can be accessed foot or cycle.

The closest available parking or drop off is along Harcourt Rd (100m+)

The closest bus route can be access via Ferndale Rd, approx. 150m away.

At the time of the report there are 3 existing bins along the walking route.

At the time of the report there are 0 benches located within the area.

There are no local toilets facilities.

Construction vehicles would need to traverse the public footpath and grass to gain access to build area.

Whilst the area is a large open site, vehicle access has been prevented with wooden bollards, and gates. Emergency Services would need to alight and walk to location (without key access to gate).

Crime data for Rodbourne Cheney (will include some of Ferndale). Months – Jan-June 2023 (6 month period)

Assaults – includes assaults on emergency workers, common assault, ABH, GBH **23**, (12 of which were domestic related). Unable to say whether offences were in public or private.

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Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Criminal damage reports

3 – unable to say whether offences were in public or private.

Drug Offences

2

ASB Reports

8

Pros: large open space with good access links. Set back from residential dwellings.
Other play facilities in close proximity.

Cons: Non-leased land. Therefore, would be subject to planning consent.

Potential perceived loss of green space.

Hard standing would be required

OVERALL RANKING - 3

c. Moredon Sporting Hub

The proposed site is a large recreation ground. It is currently under construction (2023), for development of a number of sport and recreational activities. Set for completion Spring 2024.

At the time of the report, the closest residential dwelling is located approx. 280m away.

The surface area is generally flat and is a mixture of grassed and rough hardstanding. Drainage may be required. However, proposed location is not prone to flooding or standing water and the adjacent recreation ground has pipe channels.

The closest watercourse is approx. 280m away, with no direct impact on the site.

This location is in flood **zone 1**

Land within flood zone 1 has a low probability of flooding from rivers and the sea. Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.78 ha.

Top layer of tarmac would be required to allow for safe use.

The intended use as a sporting hub would mitigate most issues presented around seclusion and isolation.

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

High chance of light spill over from both car park and floodlit 3g pitch.

Unknown size of available space due to current construction build.

Site can be accessed car, foot or cycle.

On site car parking would be available.

The closest bus route can be access via Akers Way, approx. 300m away.

At the time of the report there are 3 existing bins within the area.

At the time of the report there are 0 benches located within the area.

There would be public access to toilets (new pavilion).

There does not currently appear to be any obvious constraints to construction within this area. large vehicles can from Akers Way. However, post-construction of the skate park installation may inconvenience other site users, facilities or have access restrictions.

There is sufficient access for emergency services.

Crime data for Rodbourne Cheney (will include some of Ferndale). Months – Jan-June 2023 (6 month period)

Assaults – includes assaults on emergency workers, common assault, ABH, GBH **23**, (12 of which were domestic related). Unable to say whether offences were in public or private

Criminal damage reports

3 – unable to say whether offences were in public or private

Drug Offences

2

ASB Reports

8

Pros: Multisport complex , where skating would be an additional benefit to the site.

Not in close proximity to residential dwellings.

Pending CSNPC Leased Land – reduced need for planning permission under permitted development.

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Cons: Oasis Skate facility is dated. The Moredon site would benefit from modern standard of skatepark facility.

OVERALL RANKING - 2

d. Tree Courts (Medlar)

The proposed site is located within a green travel corridor. It is to the rear of a residential housing estate, and there are existing play facilities in close proximity.

The site is enclosed by established hedgerows and trees.

The ground is laid to grass, is graded and undulating in places. Any potential location would need to be accessed by walking across grass section. Hardstanding would be required.

The closest residential dwelling is approx. 90m away.

Little (to no) light spill from residential dwellings. There are street and footpath lighting columns in proximity. However, would have little effect on the location.

Drainage unknown. However, the closest watercourse is approx. 45m away and the gradient slopes down toward the watercourse. Therefore, increase risk of run off to be considered.

This location is in flood **zone 3**

Land within flood zone 3 has a high probability of flooding from rivers and the sea. You need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

Site can be accessed via foot or cycle.

Pinehurst Road is approx. 180m walk to an available bus route.

There is limited residential parking available in Tree Courts.

At the time of the report there is 1 bin located on the site.

At the time of the report there are 0 benches located within area.

No local toilet facilities.

There does not appear to be any obvious access for construction materials to be brought to site. Due to ground undulation, natural landscaping with trees and narrow footpaths. Consideration for access to site would be needed.

Closest access for emergency services would be via tree courts (100m walk).

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Crime data for Pinehurst. Months – Jan-June 2023 (6 month period)

Assaults – includes assaults on emergency workers, common assault, ABH, GBH **81**, (31 of which were domestic related). Unable to say whether offences were in public or private

Criminal damage reports

14 – again unable to say whether offences were in public or private

Drug Offences

8

ASB Reports

27

Pros: Large open space, with existing mix of play facilities.

Very strong local support received via survey, resident signatures and Cllr Will Stone.

Cons: Non-leased land. Therefore, would be subject to planning consent.

Planning consent would also require flood risk assessment as part of planning consent.

Possible increased risk of ASB due to crime figures. Evidence of persistent vandalism seen with damage to play panel boards installed in 2022.

Perceived loss of green space.

Hard standing would be required

OVERALL RANKING - 4

e. Mannington Rec Ground

The proposed site is within the recreation ground car park. It lies between a large open recreational green space used for football and cricket, and a commercial trading estate.

The site is used as parking to facilitate recreational activity and provides access to the changing pavilion.

The site is accessed from Paddington drive. It is enclosed by established hedgerows and trees, and has a lockable gate. Due to this, there are both natural

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

and self made seclusion and isolation concerns. There has been ongoing reports of antisocial behaviour and increase risk of littering.

The area is laid to rough hardstanding. Smooth hardstanding would be required to facilitate skating activity.

The closest residential dwelling is approx. 250m away.

There is a watercourse running parallel to the site and the recreation ground, which is less than 20m away. This watercourse would raise significant safety concerns that would need to be mitigated.

This location is in flood **zone 3**

Land within flood zone 3 has a high probability of flooding from rivers and the sea. You need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

Site can be accessed via car, foot or cycle.

Paddington Drive is approx. 350m walk to an available bus route.

There is onsite parking available. However, the siting of the equipment may clash with sporting activities.

At the time of the report there is 1 x bin located within proximity to the area.

At the time of the report there are 0 bins located within the area.

No public access to toilets (changing rooms locked).

There does not appear to be any obvious constraints to construction within this area. vehicles can access from Paddington Drive

There is sufficient access for emergency services via Paddington Drive.

Crime data for Rodbourne (will include some of Mannington). Jan-June 2023 (6 month period)

Assaults – includes assaults on emergency workers, common assault, ABH, GBH **101**, (43 of which were domestic related). Unable to say whether offences were in public or private

Criminal damage reports

49 – again unable to say whether offences were in public or private

Drug Offences

9

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

ASB Reports

24

Pros: CSNPC leased land. Therefore, reduced need for planning permission under permitted development.

There is existing hard standing in place.

Cons: Secluded area, with car park currently used by other sports hirers for activity (reduce available parking). Possible increased risk of ASB due to crime figures.

Although area of leased land, planning consent would be required due to the need for a flood risk assessment and associated mitigation.

OVERALL RANKING - 5

Item 5.5 – Consultation (Survey Monkey)

CSNPC Skate Park - Location Study

Relocating the Oasis Skatepark

CSNPC have been working with Seven Capital (Owner of the Oasis site) on securing the long term future of the Skatepark facility that is currently located there.

CSNPC are pleased to advise that Seven Capital have agreed to support a relocation of this equipment to a location within the Parish.

CSNPC are now considering suitable locations and need your help to determine where would be best to site this.

List of possible locations:

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

1. Hillary Close, Penhill (Old Bowls Club).
2. Ferndale Recreation Ground.
3. Moredon Sporting Hub (Moredon Recreation Ground).
4. Rear of Tree Courts (Medlar Court) Pinehurst.
5. Mannington Recreation Ground- Pavilion Car park.

Completion of this survey should take approx 2-3 minutes.

1. Would you or someone you know use Skate Park facilities if they were available?

☐ Yes

☐ No

2. If yes, where would you like to see the Skate Park sited?

☐ Hilary Close

☐ Ferndale Rec

☐ Moredon Sports Hub

☐ Rear of Tree Courts

☐ Mannington Rec Car Park

☐ None of the above

3. Why have you chosen this location?

4. If you answered 'none of the above', where would you like to see a Skatepark and why?

5. Do you have any concerns with a locating a skatepark in the Parish?

☐ Yes

☐ No

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Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Item 5.6 – Partner Organisation Responses

Item 5.6.1 - SBC Planning

'Hi Andrew

I have attached the relevant criteria. As detailed it relates to land belonging to or maintained by a local authority (which includes a parish council). As such planning permission would not be required if the land is such and the other criteria are complied with (i.e. not over 4 metres in height and not exceeding 200m³ in capacity).

I hope this helps.

Kind regards'

Tom Buxton

Principal Planner - Development Management

Swindon Borough Council

Item 5.6.2 - South Western Ambulance Service

'Hi Andrew,

Access and egress is our biggest concern with these sites. This includes being mindful of sharing any codes to open any gates for vehicles including height restriction barriers, low hanging trees. The surface to get to the site also needs to be considered as ambulances sink when on wet grass, so hard standing is always preferable.

Kind regards'

Justin Williams | EPRR Officer (Dorset & Wiltshire) | Tactical Advisor | NILO

Item 5.6.3 – Dorset & Wiltshire Fire & Rescue Service

'Hi Andrew,

In regard to location, we wouldn't have a preference as long as emergency access is looked at as you've stated.

The only other areas that we would like considered from a Fire perspective are:

A fire risk assessment on the site conducted by a competent person.

If there are any structural elements to the project, it will go through the Local Authority Building Control and if the Fire Safety Order applies to any part, our Fire Safety department will be consulted with as statutory consultee and will provide comments on any plans.

Further information on the subject of this report can be obtained from Andrew Briggs on Direct Dial No. 07900782215 or Email: Estates@centralswindonnorth-pc.gov.uk

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Kind regards,

Dave Slawinski'

Station Manager East Swindon, Swindon & Stratton Fire Station

Dorset & Wiltshire Fire and Rescue Service

Item 5.6.4 – Responses from other Parish Councils

Discussions held with both Stratton St Margarets Parish Council & Haydon Wick. Both Parish Councils have recently installed skatepark facilities within their areas.

Officers from both Councils advised against security fencing, lighting & CCTV due to a number of reasons. Both agreed that an open, well maintained facility would be beneficial for CSNPC.

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Item 5.7 – Other Considerations

Item 5.7.1 – Seven Capital Request for Hardstanding.

Re: Central Swindon North Parish Council - Skatepark



Damien Siviter <[REDACTED]>

To ● Andrew Briggs

Cc ○ Andy Reeves; ○ Leisure

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

We are currently in the process of conducting location feasibility (we have 4 or 5 options to review) and I am hoping to have this piece of work completed within the next 6-8 weeks.

If I may, and to assist this process. A couple of questions have arisen that I am hoping to gain an understanding on. That;

1. Seven Capital remain committed for the Skatepark to be assumed for repurposing within CSNPC.
2. Seven Capital still intend to assist with relocation, in so much;
 1. Dismantling & transportation (to chosen site).
 2. Installation at new site.
 3. Carry out any repairs and refurbishment required to make good.

Presuming the above is all agreeable, I did have one further question;

3. Would there be any scope for the assistance of installing hard standing at the chosen location?

The reason I ask this, is within the feasibility review, 1 or 2 of the areas are laid to grass. Therefore, a square of hard standing to make the site usable would be required.

The outcome of question 3 will feed in to the study and to the feasibility of those locations.

Happy to discuss further.

I look forward to hearing from you.

Kind Regards,

Andrew Briggs (Estates@centralswindonnorth-pc.gov.uk)

Hi Andrew,

Happy to commit to 1 & 2, which given the structures, dismantling, transportation, repairs etc, is a much bigger and more expensive job than I anticipated. I think internally number 3 may be a step too far.

All the best,

Damien

Damien Siviter

Group Managing Director

SevenCapital

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Item 5.7.2 - Youth Investment Fund

The Parish Grants Officer located a potential funding opportunity through the Youth Investment Fund (YIF), that was specifically applicable to only the Pinehurst or Penhill Wards within CSNPC.

The fund could only be used to renovate or restore a building to support youth projects within the community, and could be used in conjunction with an operational business model to make the site sustainable ongoing.

It was felt reasonable to submit an expression of interest for funding to renovate the Bowls Club within Penhill Park in association with a local skate facility. That could deliver a much larger and sustainable skate & café offering.

Information about the 'YIF' can be found here:

<https://youthinvestmentfund.org.uk/about/>

The Youth Investment Fund (YIF) is over £300m of capital and revenue grants, funded by the UK Government.

The Youth Investment Fund is a commitment to young people to transform and level up the out-of-school youth sector. It will provide truly innovative youth facilities in levelling up priority areas, and early-stage/seed resource funding to underpin them, enabling more positive activities that deliver improved outcomes for young people.

Phase 1 was launched in January by Children in Need on behalf of the UK Government delivering £12 million of funding for small-scale projects and Phase 2 is a fund to deliver grants for up to 300 youth services across England.

The Youth Investment Fund has been very popular and heavily oversubscribed, and we have funded some fantastic projects which will support thousands of young people to have improved mental and physical wellbeing, and skills for life and work. Given the remaining life of the grant programme and the deadline for spending the funds and completing projects, the Youth Investment Fund is now closed to new applications.

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Item 5.7.3 – Alternative location

- **Penhill Bowls Club Carpark (Inglesham Rd).**

Given the requirement for hard standing surface, and the potential planning requirements for areas of non parish land, it would be prudent to consider an alternative location, as to ensure the projected can remain viable and be delivered.

Whilst the disused bowls club green would make a feasible location, at the time of writing it is subject to the need for hard standing (with no obvious funds to support). There is strong local support for the Penhill area, with much of the key infrastructure in place and importantly, it is an area leased to the CSNPC.

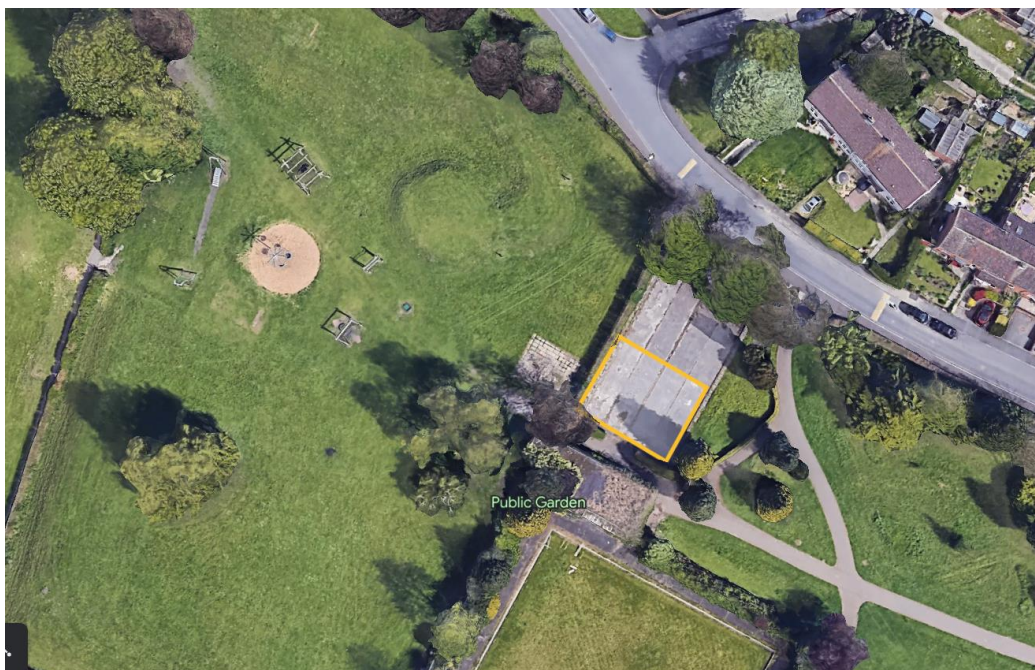
In light of this, there is potentially space available to position the skatepark on the existing bowls club carpark hard standing (accessed off Inglesham Rd). This area is included within the oral lease of the Penhill Park and Seven Fields site.

With some small alteration, the area could easily facilitate the skatepark and retain some of the available parking.

Siting here would then not impact the bowling green, which Cllrs may wish to consider for other projects in future. Including a revamp of the club house and public toilets.

The location is in close proximity to residential dwellings, so further consultation with the houses directly adjacent would be advised, along with conducting a decibel study to determine the noise impact.

All other points as detailed in item 5.4 (a) apply.



Further information on the subject of this report can be obtained from Andrew Briggs on Direct Dial No. 07900782215 or Email: Estates@centralswindonnorth-pc.gov.uk

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023



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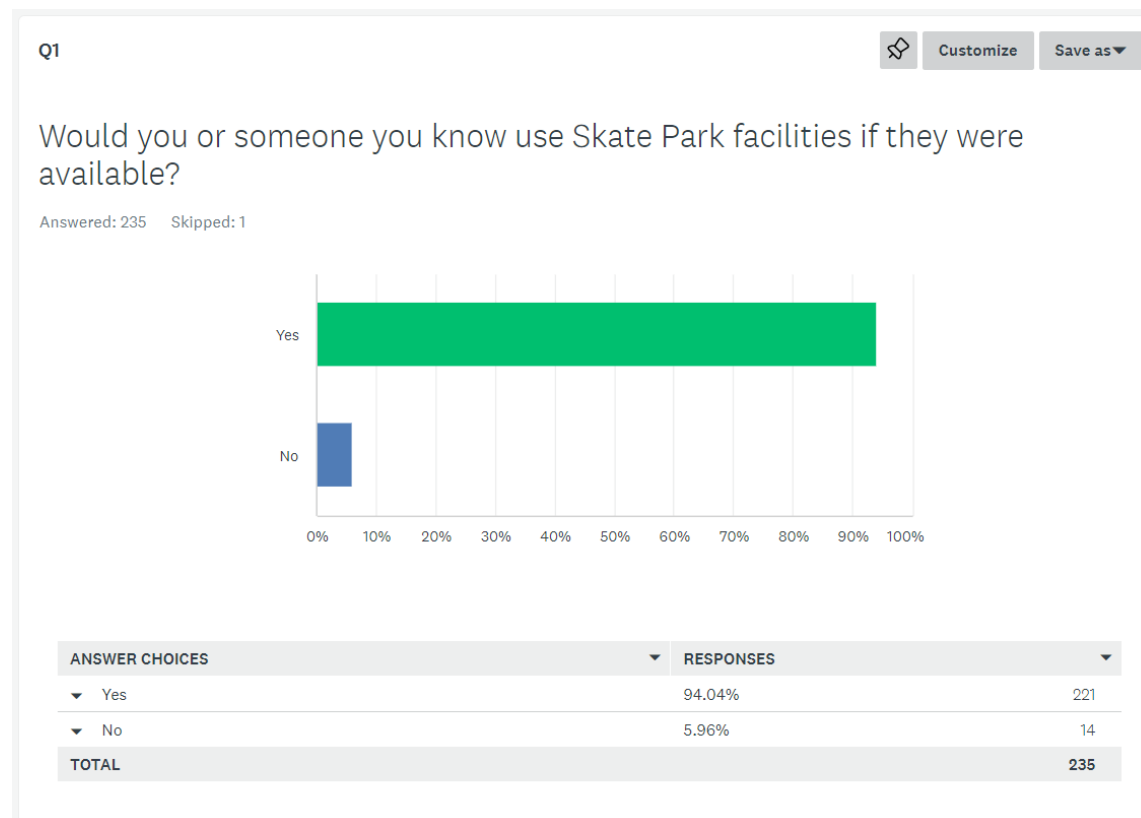
Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

6. Appendices

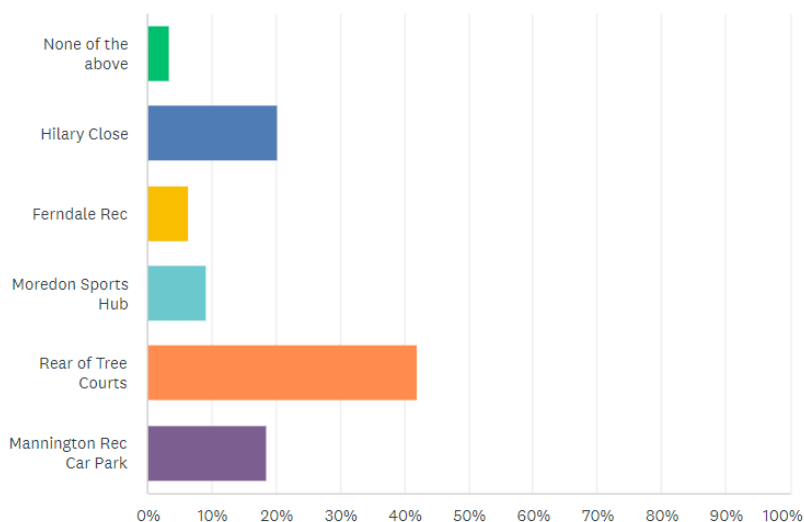
Item 6.2 – Survey Monkey Response Data



Q2

If yes, where would you like to see the Skate Park sited?

Answered: 231 Skipped: 5



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Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

ANSWER CHOICES	RESPONSES	
▼ None of the above	3.46%	8
▼ Hilary Close	20.35%	47
▼ Ferndale Rec	6.49%	15
▼ Moredon Sports Hub	9.09%	21
▼ Rear of Tree Courts	41.99%	97
▼ Mannington Rec Car Park	18.61%	43
TOTAL		231

Q5

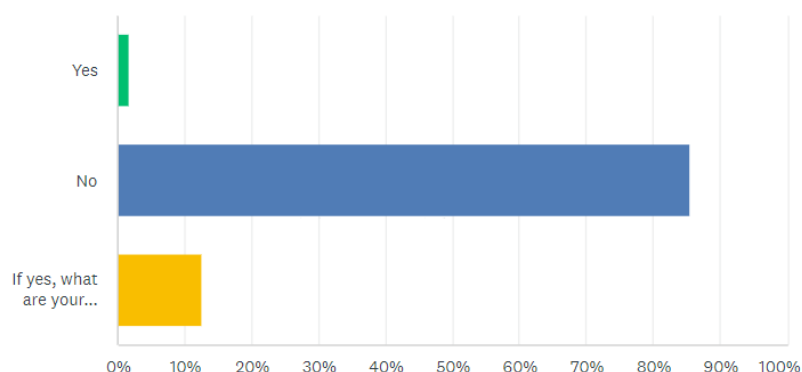


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Do you have any concerns with a locating a skatepark in the Parish?

Answered: 229 Skipped: 7



ANSWER CHOICES	RESPONSES	
▼ Yes	1.75%	4
▼ No	85.59%	196
▼ If yes, what are your concerns?	Responses 12.66%	29
TOTAL		229

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Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Item 6.2 – Consultation Supporting Information

Cllr Will Stone – in support of Tree Court / Medlar location:

'Dear Andrew,

I am writing to support the skate park being relocated to the Medlar court area. The Medlar play area is a perfect site for the skate park. It has a small existing play park in the area(that has bins). It is easily accessible, located on a cycle path, and is only a four-minute walk from a bus stop (Pinehurst Road). There is adequate parking in Medlar Court to support the needs of the skate park.

As for local consultation, we have delivered 400 leaflets to the local area and received no negative feedback, and we have a petition supporting the skate park that 75 local residents have signed.

We also have the backing from Rev Simon Hall, who runs Shine, a Pinehurst community group.

My only criticism of your perspective individual site assessment is the toilet facilities(In an ideal world, we would have this, but currently I do not believe this is a requirement(the new skatepark in Stratton doesn't have any, neither does Haydon Wick or Highworth.) I would ask that we look at sites in Swindon and adopt the same standard.

Kind, Cllr Will Stone.'

Cllr Stone provided a further 100 signatures in support of Tree Courts – 19.04.2023

Oasis Skatepark Relocation - Feasibility Study

Leisure & Recreation Committee

Date: 7th September 2023

Item 6.3 – SBC Planning Supporting Information

From: SBC Development Control <SDevelopmentControl@swindon.gov.uk>

Subject: FW: Planning Permission Needed?

Good morning,

Thank you for your email.

Please refer to the attached. If you are proposing works done by the Parish on Parish owned land, you are compliant with the stated criteria and planning permission will not be required.

Regards

Planning Technician

Planning - Development Control
Swindon Borough Council

PART 12 Development by local authorities

Class A

Permitted development

A. The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

Interpretation of Class A

A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)(1).

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Interpretation of Part 12

C. For the purposes of Part 12, “local authority” includes a parish council

Further information on the subject of this report can be obtained from Andrew Briggs on Direct Dial No. 07900782215 or Email: Estates@centralswindonnorth-pc.gov.uk